

Requirements and Guidelines for Site Plans

Site plans are required for developing any dwelling proposed on a water lot in the Lakeshore Residential (S1) Zone or the Lakeshore Limited Development (S2) zone.

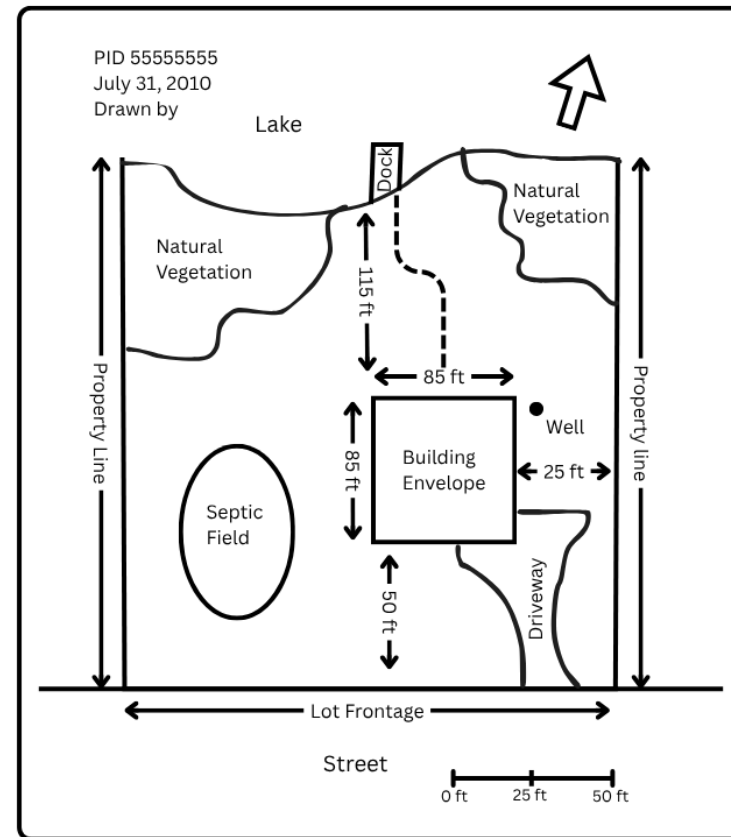
It is recommended that you hire a surveyor, to assist you with the site plan. As the surveyor will need to be able to confirm your footings are in the approved location, with a location certificate during your building process. A site plan is essentially a way for Municipal staff to understand your development concept. If you think something will make your concept easier to understand, go ahead and include it.

Remember that your site plan will become part of a legal document, with you and future owners being required to adhere to it.

Site plans must meet the following criteria:

- Be on 8.5" x 11" paper or 8.5" x 14" paper
- Be drawn in black ink
- Include the Property Identification number (PID)
- Be dated and show the person's name who drew it
- Be drawn to scale and include a scale bar
- Show the name of the street the property fronts on
- Show the location of the driveway
- Show existing buildings (footprint)
- Show building envelope (general area where new dwelling will be located)
- Show the location of septic systems and wells (if existing)
- Show existing vegetation that is being maintained
- Show shoreline setback
- Include labels of adjacent uses on adjacent lots
- Include distance arrows (see example)
- Include a North arrow

Example Site Plan



Contact

For more information about lakeshore development or the site plan approval process, please contact a Development Officer at 902-690-6152 or inspections@countyofkings.ca.



Please note that this brochure is provided for convenience only, and may not address all of the requirements necessary for the approval of a Site Plan. All diagrams and sketches are for example purposes only and may not represent actual requirements.



Lakeshore Development Site Plan Approval Process



Lakeshore Development

Whether manmade or natural our lakeside areas are an important part of Kings County's identity. There has been development along our shorelines for generations, but recently there has been increased pressure for development. The greater desire for recreational homes and pastimes have all changed the way we look at shoreland development. Today, our lakes provide many individuals with recreational opportunities and some land to develop.

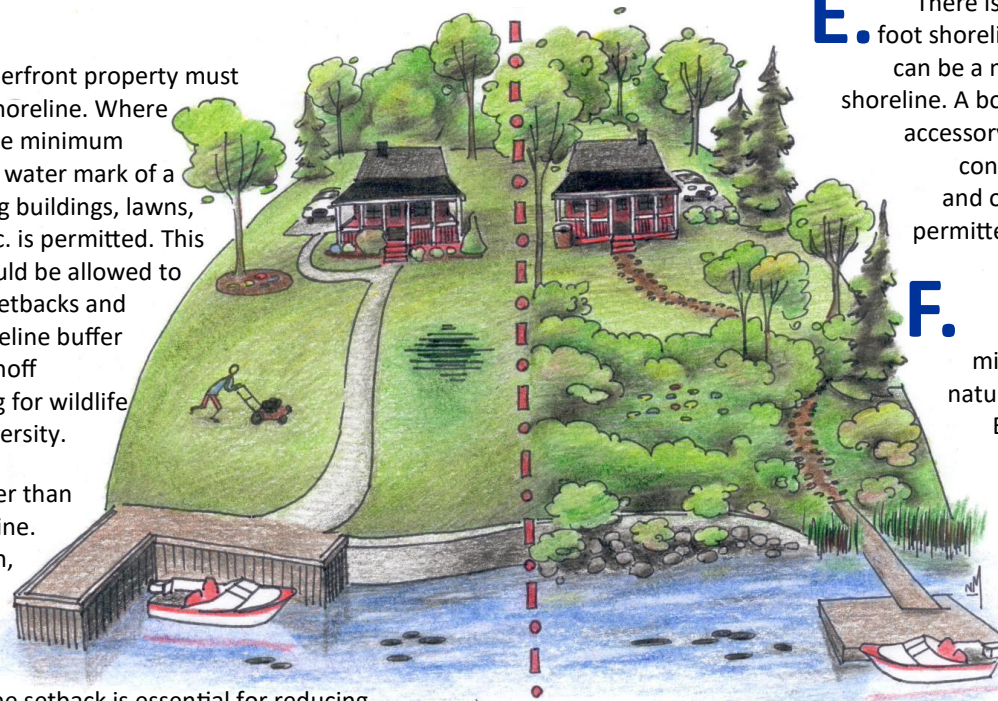
If you are one of few to own land near a lake you may have dreams of your beautiful lakeside retirement home, drinking coffee on the deck watching the sunrise on the lake or spending the day on the lake fishing rod in hand. Whatever the case may be, you want to be able to enjoy the lake for generations to come.

The Municipality's goal for lakeshore development is to allow for recreational and residential uses without harming the natural environment.

A. A proposed dwelling on a waterfront property must be at least 65 feet from the shoreline. Where the shoreline setback is defined as the minimum distance back from the ordinary high water mark of a lakeshore that development including buildings, lawns, gardens, parking areas, driveways etc. is permitted. This area better known as the buffer, should be allowed to grow naturally. Increased shoreline setbacks and greater vegetation can create a shoreline buffer which is more effective in curbing runoff pollution, reducing erosion, providing for wildlife habitat and preserving natural biodiversity.

B. The dwelling must be no closer than 20 feet to the front property line. This area should be used for any lawn, gardening and landscaping leaving the rear yard for natural vegetation.

C. Vegetation within the shoreline setback is essential for reducing erosion and filtering pollutants. Natural vegetation should be disturbed as little as possible, providing access to the lake and view planes. The maximum area within the shoreline setback which can be cleared for passage to the lakeshore and a filtered view is 35%.



Requirements of the Land Use By-Law

Municipal polices and by-laws have been developed to limit the amount of lakeside development in the Shoreland Zones. Most lakeshore properties can be developed **as-of-right**, meaning a development permit may be granted right away, as long as all requirements of the Land Use By-law are met. In certain circumstances, properties can only be developed through a **site plan approval**. All applications requiring a site plan approval for shoreline development must comply with the following criteria as described in Section 9.3.4.6 and 9.3.4.7 or Section 9.4.4.6 and 9.4.4.7 of the Land Use By-law.

D. Clear cutting the shoreline setback is prohibited with the exception of trees and underbrush necessary to permit a path to the shoreline and views of the lake. Try limiting the number of paths to one or two maintaining the natural landscape and using permeable materials to construct the path.

E. There is one exception to the 65 foot shoreline setback, a boathouse can be a minimum of 4 ft from the shoreline. A boathouse is defined as an accessory structure designed and constructed to shelter boats and other watercraft; and not permitted for human habitation.

F. If building or renovating a dock, design a dock to minimize the effects on the natural coastline. Nova Scotia Environment and Climate Change regulate the installation and repair of docks and wharves on bodies of freshwater. These regulations cover size of dock, base design and material type.

G. Watercourse alterations are monitored through Nova Scotia Environment and Climate Change. This would include installation and repair of docks, removal of material from the bank or bed.

Development Process for Shoreline Dwellings in the S1 and S2 Zones

Determine if the lot requires Site Plan Approval as per section 9.3.4.6 or 9.4.4.6 of the Land Use By-law.

Property owner applies for the formal shoreland site plan approval, which carries a fee of \$100.00.

Staff and property owner negotiate site plan and a draft Agreement produced.

Development Officer approves or refuses Agreement.

Notification of appeal period to neighbors within 100 feet of the subject property, if approved by the Development Officer.

If no appeals are lodged with Municipal Clerk, the Agreement is in effect .

Property owner notified that property is now eligible for a development permit.

Process takes approximately 4-8 weeks.